

WARRANTY DEED
Know All Men By These Presents

020023

TRANSFER
TAX
PAID

38-125

That **Carroll F. Perkins**, of China, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Jeffrey Stone and John Salvato**, both of Waterville, County of Kennebec and State of Maine, and whose mailing address is 159 Silver Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY to the said Jeffrey Stone and John Salvato, their heirs and assigns forever.

A certain lot or parcel of land, with buildings thereon, situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Bounded easterly by Silver Street, so-called; southerly by land formerly of Lionel Jealous, later owned by John F. Hill, and now or formerly owned by Janet Claperton; westerly by Messalonskee Stream; and northerly by the southerly boundary line of land conveyed to Clarence A. Brewer by deed of said Everett P. Merrifield and Rebecca Moore Merrifield dated February 23, 1923 and recorded in the Kennebec Registry of Deeds in Book 604, Page 426.

BEING Parcel One in a Warranty Deed from Carroll F. Perkins and Nancy L. Perkins to Carroll F. Perkins, individually, dated November 9, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4806, Page 221.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jeffrey Stone and John Salvato, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantee, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Carroll F. Perkins have hereunto set my hand and seal this 29th day of August, 1995.

Signed, Sealed and Delivered
in the presence of

Witness

Carroll F. Perkins

STATE OF MAINE
County of Kennebec, ss.

August 29th, 1995.

Personally appeared before me on the day and year aforesaid the above-named, Carroll F. Perkins, and acknowledged that the foregoing instrument to be his free act and deed.

Before me,

Marguerite L. Weymouth
Notary Public

RECEIVED KENNEBEC SS.

31 AUG 31 AM 9:00

ATTEST: Thomas Reed Thomas
REGISTER OF DEEDS

MARGUERITE L. WEYMOUTH
Notary Public Maine
My Commission Expires December 21, 1997

